

Kathleen Road Development Land

3330 Kathleen Road, Lakeland, Florida 33810

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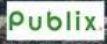


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DOWNTOWN LAKELAND
10 ± MINUTES

116,500
Cars/Day



KATHLEEN ROAD

GRIFFIN
ELEMENTARY

20,200 CARS/DAY



SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price	\$250,000
Lot Size:	1.39 ± Acres
Price Acre:	\$179,856
City:	Lakeland
County:	Polk
Jurisdiction:	Unincorporated Polk County
Traffic Count:	20,200 Cars/Day
Utilities:	Water & Sewer*
Zoning:	RL-1 (Polk County)
Parcel ID:	23273400000024070

Property Overview

This 1.39 ± acre parcel offers outstanding visibility with approximately 230 ± feet of frontage along Kathleen Road, a high-traffic corridor surrounded by established businesses and residential neighborhoods. Nearby national anchors include Publix, McDonald's, and Walgreens.

Its strategic location near major roadways and essential amenities positions the property as an excellent opportunity for future commercial development. Potential highest and best uses include retail, restaurant, office, medical, daycare, or other compatible commercial uses.

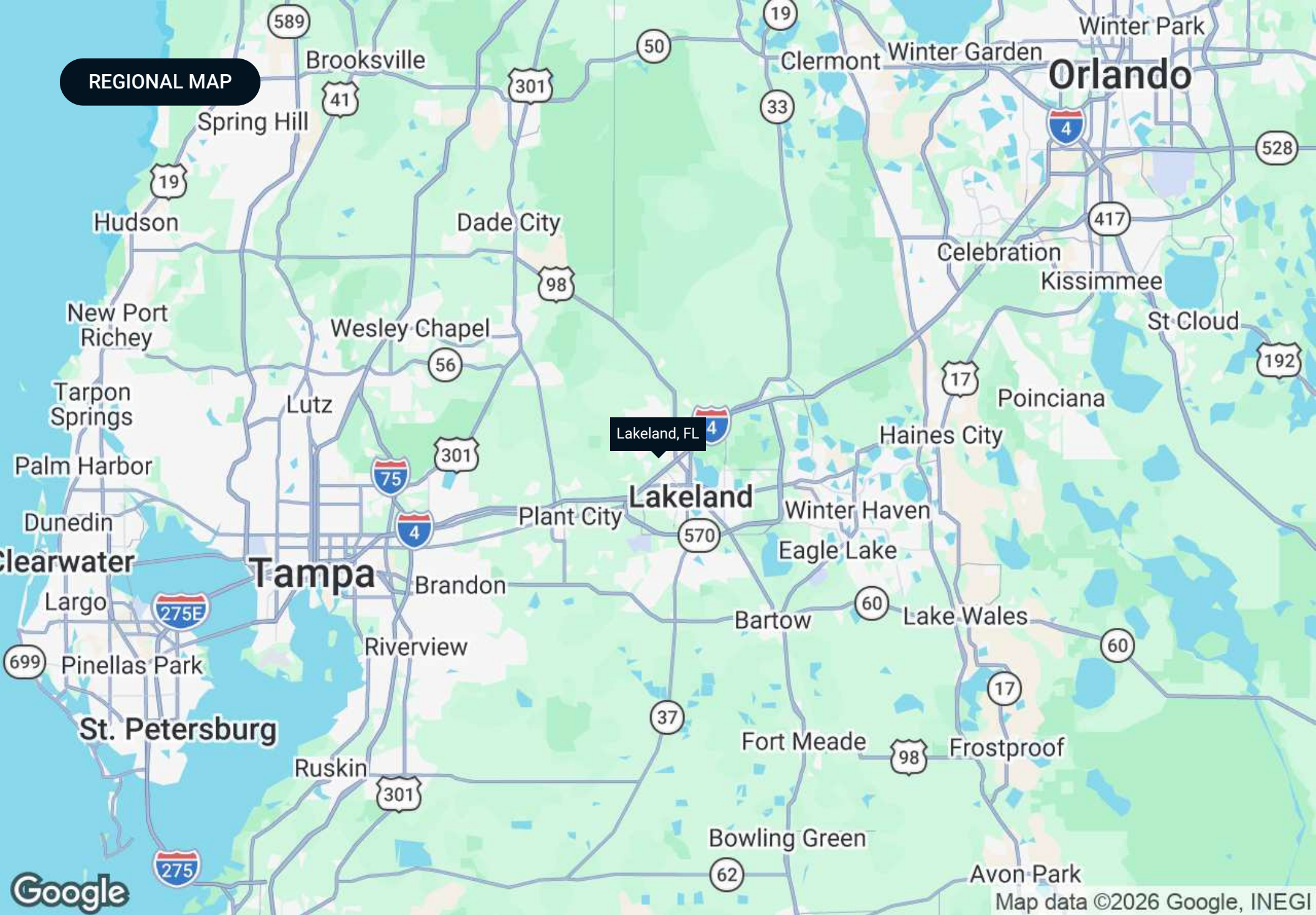
Currently zoned RL-1, the property presents a potential opportunity for a future land use change to accommodate commercial or mixed-use projects.

*Water at sight, sewer nearby.



SECTION 2

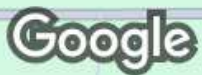
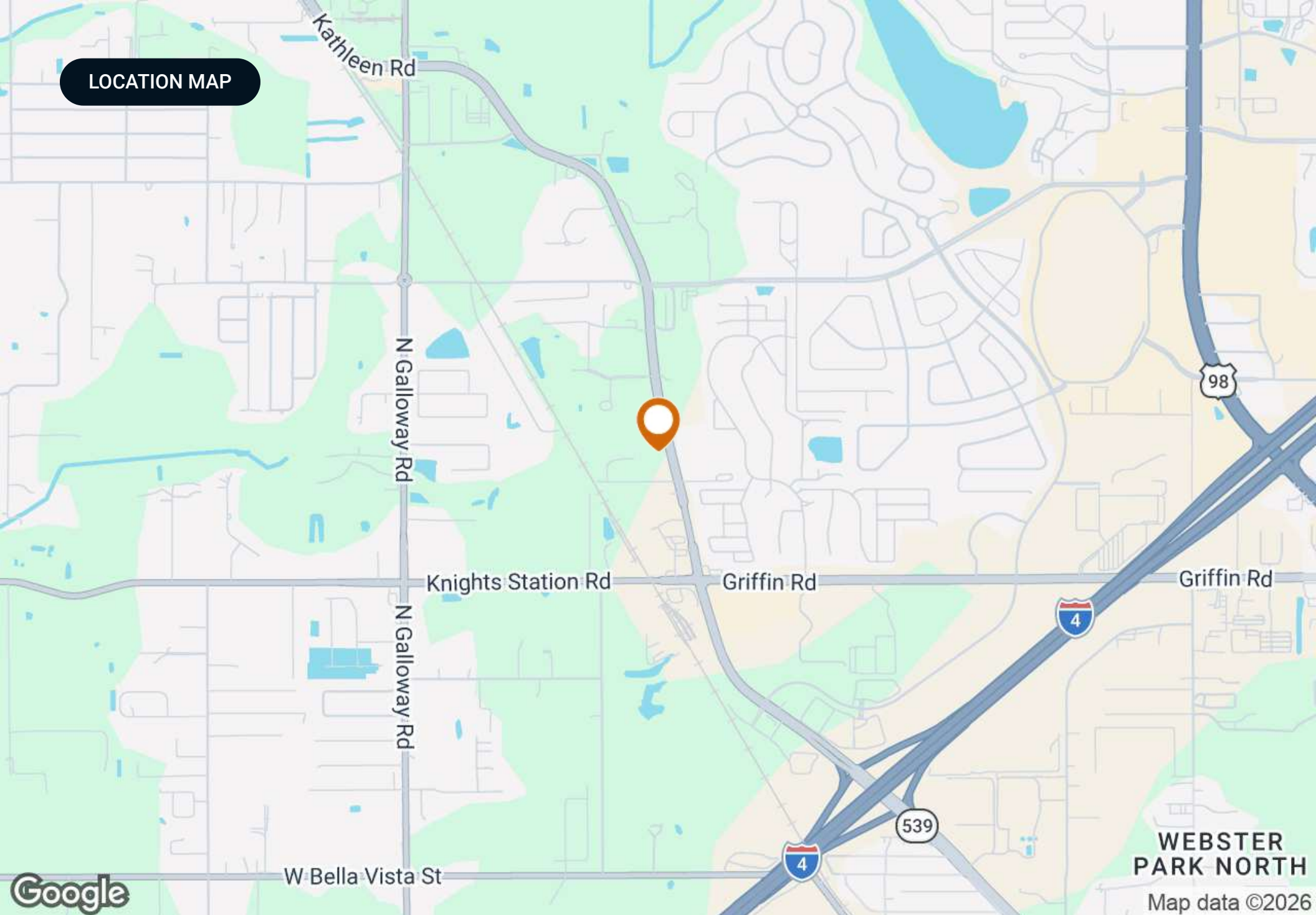
Location Information



REGIONAL MAP

Lakeland, FL

LOCATION MAP



DEMOGRAPHICS MAP & REPORT

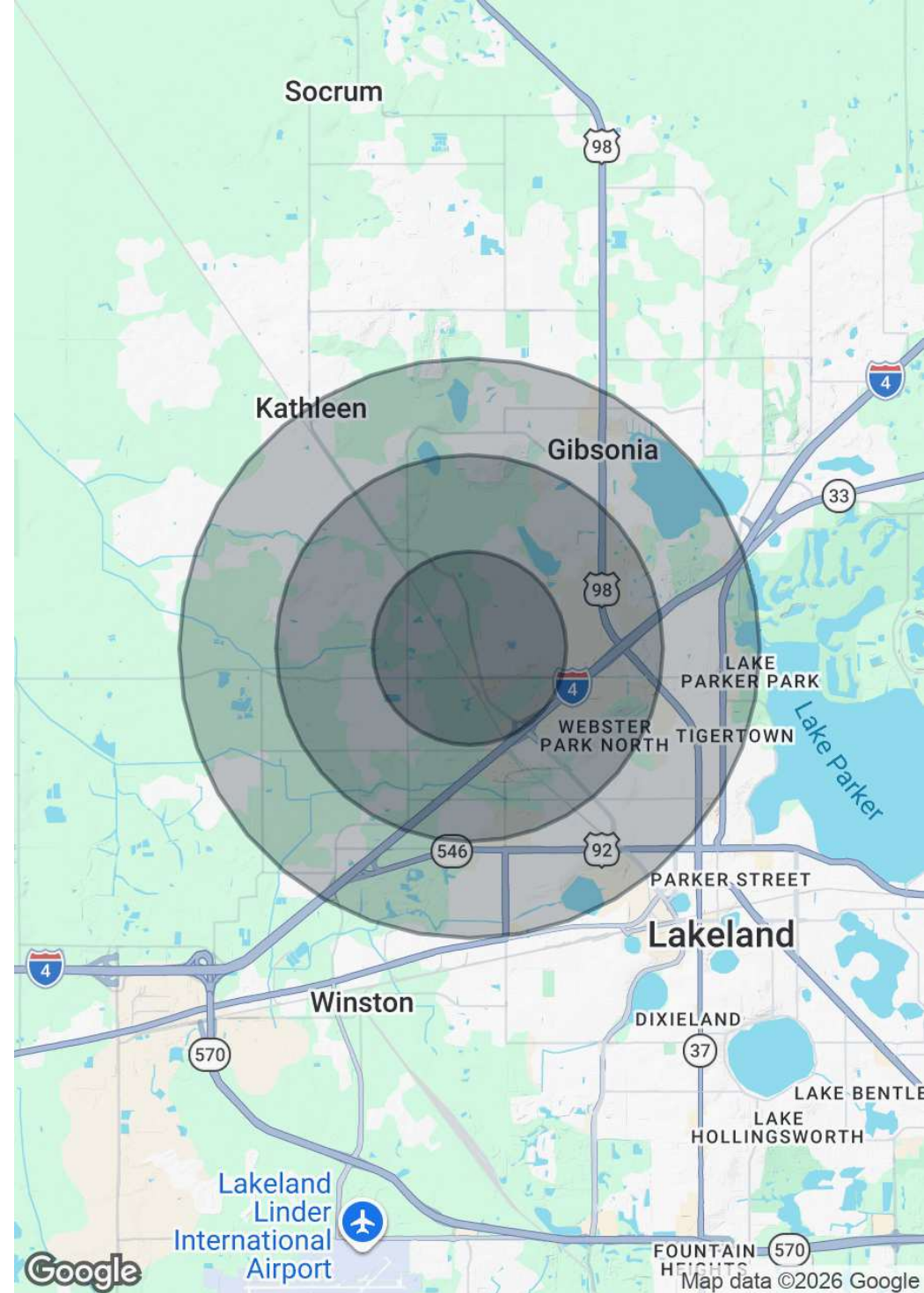
Population

	1 Mile	2 Miles	3 Miles
Total Population	7,678	25,734	53,670
Average Age	41	42	42
Average Age (Male)	39	40	40
Average Age (Female)	43	43	43

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	2,818	9,957	20,894
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$89,849	\$79,812	\$70,229
Average House Value	\$278,096	\$282,185	\$234,554

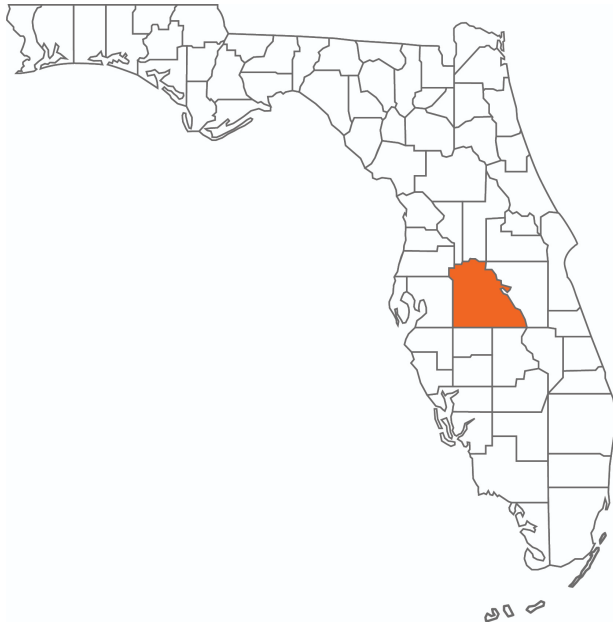
2020 American Community Survey (ACS)



COUNTY



Polk County FLORIDA



Founded	1861	Density	386.5 (2019)
County Seat	Bartow	Population	775,084 (2023)
Area	1,875 sq. mi.	Website	polk-county.net

In Florida, Polk County is a leading contributor to the state's economy and politics. Concerning the local economy, industries like citrus, cattle, agriculture, and phosphate have all played extremely vital roles in Polk County. An increase in tourist revenue has also significantly contributed to the county's economic growth in recent years. As the heart of Central Florida, Polk County's location between the Tampa and Orlando Metropolitan Areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites, cultural venues, stunning natural landscapes, and plentiful outdoor activities.



Lakeland

POLK COUNTY

Founded	1885
Population	117,606 (2023)
Area	74.4 sq mi
Website	lakelandgov.net

Major Employers	Publix Supermarkets
	Saddle Creek Logistics
	Geico Insurance
	Amazon
	Rooms to Go
	Welldyne
	Advance Auto Parts

Conveniently located along the I-4 corridor, Lakeland is a vibrant community offering great access to both Tampa and Orlando. With a population of just under 120,000, the city limits cover an impressive 74.4 square miles. At the core of its community, Lakeland is also home to an abundance of lakes that provide scenic views as well as ample recreational opportunities for its residents. Much of Lakeland's culture and iconic neighborhoods are built around the 38 named lakes found within the city.

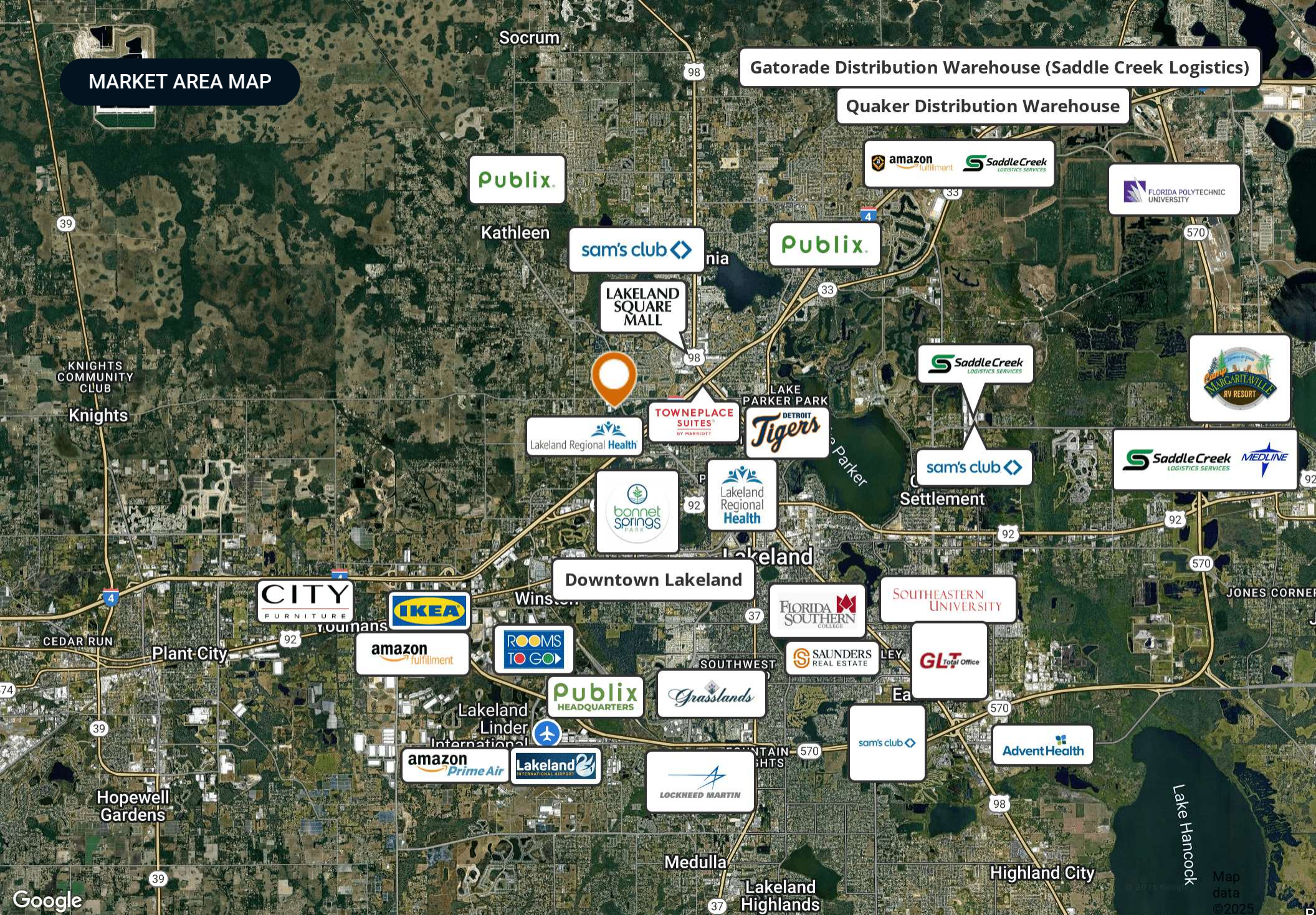
Just as vital to the community, Downtown Lakeland is a lively and enjoyable scene for residents and visitors alike. Dubbed 'Lakeland's living room,' Downtown Lakeland truly embodies the city's community spirit. This dynamic community boasts quaint shops, casual restaurants, pubs, craft breweries, and fine-dining experiences in and around the historic brick buildings surrounding the historic Munn Park town square.

Embracing the City of Lakeland's rich history, tree-lined brick streets can be found winding through various historic neighborhoods of the community. The city is also home to several educational institutions, including Southeastern University, Florida Polytechnic University, Polk State College, and Florida Southern College, which hosts Frank Lloyd Wright's most extensive on-site collection of architecture.

TRADE AREA MAP



MARKET AREA MAP





SECTION 3

Agent And Company Info

ADVISOR BIOGRAPHY



Joey Hungerford, MiCP

Advisor

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Direct: **877-518-5263 x348** | Cell: **863-660-3511**

Professional Background

Joey Hungerford, MiCP is an Advisor at Saunders Real Estate.

Joey has a background in communications and political affairs, having served in various roles within the U.S. government. His prior experience includes serving as Communications Director for a Congresswoman in the United States House of Representatives, Communications Advisor to the Chairman of the House Judiciary Committee, and in communications and media roles supporting the President of the United States.

Prior to relocating to Washington, D.C., Joey was born and raised in Lakeland, where he earned a Bachelor of Science degree in Communications, with an emphasis in Broadcasting, and a minor in Theology, from Southeastern University.

Joey is an active member of Lakeland REALTORS®, where he earned the 2025 Commercial Realtor of the Year award. He also serves as Co-Chair of the Public Policy Committee and is a graduate of the association's Leadership Academy. In addition, Joey is a member of the International Council of Shopping Centers (ICSC), United Way of Central Florida Young Leaders Society, Emerge Lakeland, and the CCIM Florida West Coast District, where he serves on the Membership Committee. He is currently a CCIM Candidate working toward his designation.

With his unique career experience and unmatched work ethic, Joey takes pride in his ability to build meaningful relationships while delivering exceptional service to his clients.

Joey and his wife, Hope, are proud parents of two boys, Levi and Hudson. They are members of Together Church in Lakeland, where Joey leads a connect group.

Joey specializes in:

- Industrial

ADVISOR BIOGRAPHY



David Hungerford, CCIM, SIOR

Senior Advisor

david@saundersrealestate.com

Direct: **877-518-5263 x347** | Cell: **863-660-3138**

Professional Background

David Hungerford, MBA, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

The firm serves as the premier commercial services provider of Central Florida. Throughout his career, David has closed on more than \$250 million across nearly all types of commercial properties and development land. David is a mapping and GIS specialist within the firm and formerly served as the firm's Director of Research. He prides himself on solving complex problems for his clients and stakeholders.

David graduated Cum Laude from Florida State University in Tallahassee, FL. He obtained a Bachelor of Science degree in real estate, a Bachelor of Science degree in finance, and a minor in Italian studies/language. While at FSU, he was an active member of the Florida State University Real Estate Society. David would later graduate with his Master's in Business Administration from Florida Southern College in Lakeland, FL where he was admitted into Beta Gamma Sigma and admitted as an adjunct real estate instructor.

David is an SIOR (Society of Industrial and Office Realtors) and a CCIM (Certified Commercial Investment Member) designee and has served in numerous leadership roles for the CCIM Florida West Coast District, including as President in 2024. He has experience as an expert witness in all subjects of property valuation and leasing.

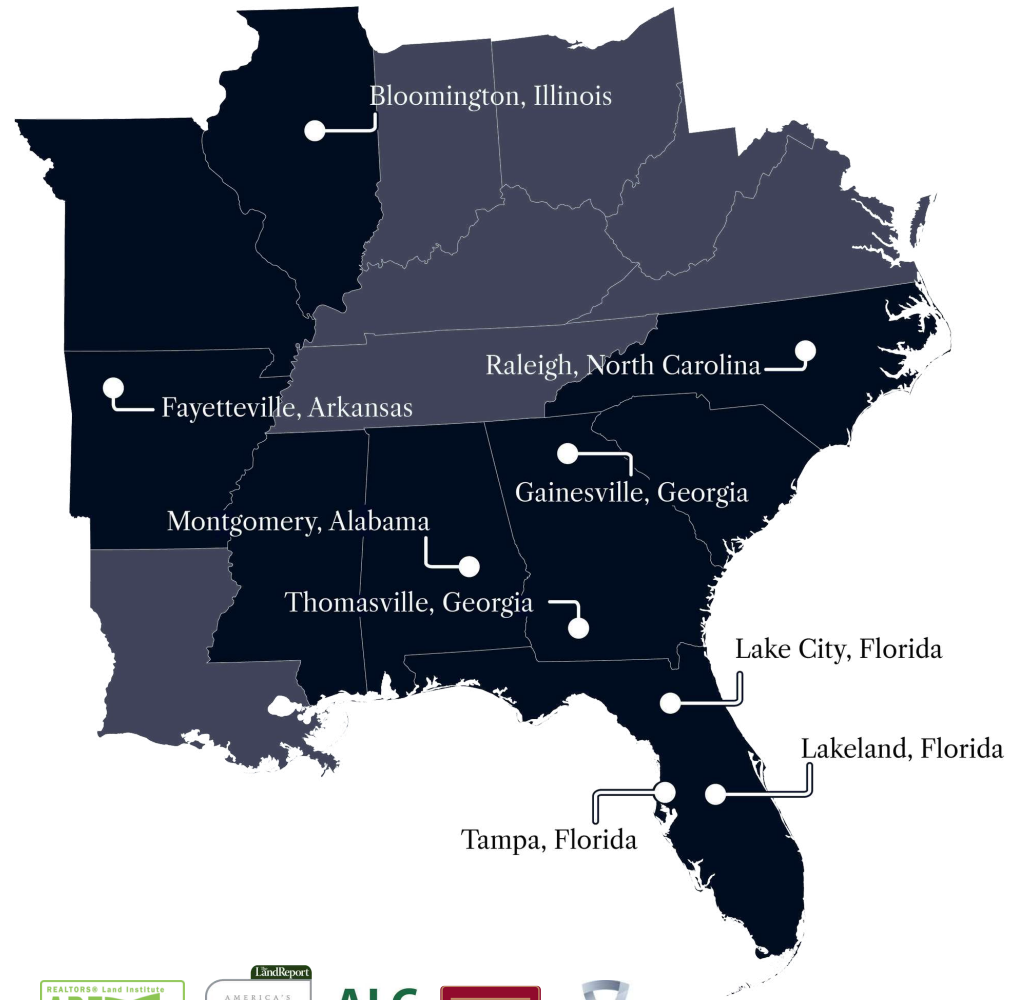
David is a member of the Lakeland Association of Realtors® and has served on its Board of Directors and finance committee. He is also an active member of The International Council of Shopping Centers (ICSC). David is married and lives with his wife Aimee and children Eliana, Ezra, and Shepherd on a small farm in Lakeland, FL. They are proud members of Access Church.

David specializes in:

- Development Properties
- Industrial Properties
- Commercial Properties
- Real Estate Analytics



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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